

Meeting Date
July 11, 2017



AGENDA	
Section	Consent
Item No.	II D.4

AGENDA REPORT
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

SUBJECT:	FY 2018 PROPOSED BUDGET FOR VIERA EAST COMMUNITY DEVELOPMENT DISTRICT
DEPT/OFFICE:	Budget Office

Requested Action:

It is requested that the Board acknowledge receipt of the FY 2018 Proposed Budget for Viera East Community Development District.

Summary Explanation & Background:

In accordance with Florida Statute 190.008 (2) (b), at least 60 days prior to adoption, the district board shall submit to the local governing authorities having jurisdiction over the area included in the district, for purposes of disclosure and information only, the proposed annual budget for the ensuing fiscal year and any proposed long-term financial plan or program of the district for future operations. The Viera East Community Development District is submitting its fiscal year 2018 Proposed Budget to the Brevard County Board of Commissioners. The hearing on the Proposed Budget has been scheduled for August 24, 2017.

FISCAL IMPACT: There is no financial impact.

Clerk to the Board instruction: Maintain necessary documents for records retention.

Exhibits FY2018 Proposed Budget - Viera East Community Development District

Contract /Agreement (If attached): Reviewed by County Attorney Yes No PR

Interim County Manager	Assistant County Manager	Department Director / Extension
Frank Abbate	Assistant County Manager	Jill Hayes, Director 633-2153 ext. 52857



Tammy Rowe, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

Telephone: (321) 637-2001
Fax: (321) 264-6972
Tammy.Rowe@brevardclerk.us

July 12, 2017

M E M O R A N D U M

TO: Jill Hayes, Budget Office Director

RE: Item II.D.4., Acknowledge Receipt of the Fiscal Year 2018 Proposed Budget for Viera East Community Development District

The Board of County Commissioners, in regular session on July 11, 2017, acknowledged receipt of FY 2018 proposed budget for Viera East Community Development District.

Your continued cooperation is greatly appreciated.

Sincerely yours,

BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK

Tammy Rowe

Tammy Rowe, Deputy Clerk

/kp

cc: Finance

Viera East
Community Development District

135 West Central Blvd., Suite 320, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

May 26, 2017

Brevard County Manager

Mr. Frank Abbate
2725 Judge Fran Jamieson Way, Bldg. C
Melbourne, Florida 32940

City of Rockledge Manager

Ms. Brenda Fettrow
1600 Huntington Lane
Rockledge, FL 32955

Re: Viera East Community Development District
Proposed Budget Fiscal Year 2018

Dear Sir or Madam:

In accordance with chapter 190.008 (2)(b), Florida Statutes, enclosed please find one copy of the District's proposed budget for Fiscal Year 2018 for purposes of disclosure and information only. The District will schedule a public hearing not less than 60 days from the date of this letter for adoption of the same. Should you have any questions regarding the enclosed, please feel free to contact me.

Sincerely,



Lauren Vanderveer
Administrative Assistant

Enclosure



RECEIVED

MAY 30 2017

**County Manager's
Office**

RESOLUTION 2017-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VIERA EAST COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2017-2018 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of the Viera East Community Development District (the "Board") prior to June 15, 2017, a proposed operating budget for Fiscal Year 2017-2018; and

WHEREAS, the Board has considered the proposed budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VIERA EAST COMMUNITY DEVELOPMENT DISTRICT:

1. The operating budget proposed by the District Manager for Fiscal Year 2017-2018 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and location:

DATE: August 24, 2017

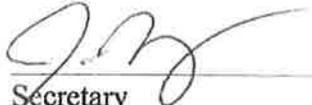
HOUR: 6:00 PM

LOCATION: Faith Lutheran Church
5550 Faith Drive
Viera, Florida
3. The District Manager is hereby directed to submit a copy of the proposed budget to **Brevard County** and the **City of Rockledge** at least 60 days prior to the hearing set above.
4. Notice of this public hearing shall be published in the manner prescribed in Florida law.
5. In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the approved budget on the District's website at least two days before the budget hearing date as set forth in Section 2.
6. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 24th DAY OF May, 2017.

ATTEST:

**BOARD OF SUPERVISORS OF THE
VIERA EAST COMMUNITY
DEVELOPMENT DISTRICT**


Secretary

By: Paul McCord

Its: Chairman

Viera East

Community Development District

Proposed Budget

FY 2018



**Viera East
Community Development District**

Table of Contents

	<u>Pages</u>
General Fund	1-2
General Fund Narrative	3-10
Capital Reserve	11
Debt Service	12
Debt Service Fund - Series 2006 Amortization	13
Golf Course	14-17
Golf Course Narrative	18-30
Recreation Fund Debt Service -Series 2012 Amortization	31

**Viera East
Community Development District
General Fund
Proposed Operating Budget
Fiscal Year 2018**

	Actual FY 2016	Adopted Budget FY 2017	Actual thru 3/31/2017	Projected Next 6 Months	Total Projected @ 9/30/17	Proposed Budget FY 2018
<i>Revenues</i>						
Maintenance Assessments	\$ 808,157	\$ 808,157	\$ 769,571	\$ 38,586	\$ 808,157	\$ 808,157
Golf Course Administrative Services	\$ 56,280	\$ 56,280	\$ 28,140	\$ 28,140	\$ 56,280	\$ 56,280
Interest Income	\$ 8	\$ 100	\$ -	\$ -	\$ -	\$ 100
Miscellaneous Income	\$ 1,165	\$ -	\$ -	\$ -	\$ -	\$ -
Beginning Fund Balance	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ 5,174
Total Revenues	\$ 865,610	\$ 864,536	\$ 797,711	\$ 66,726	\$ 864,437	\$ 869,710
<i>Administrative Expenditures</i>						
Supervisors Fees	\$ 29,287	\$ 29,587	\$ 15,593	\$ 13,547	\$ 29,140	\$ 30,195
Engineering Fees	\$ 290	\$ 5,000	\$ 660	\$ 660	\$ 1,320	\$ 5,000
Attorney's Fees	\$ 10,555	\$ 5,000	\$ 11,174	\$ 2,000	\$ 13,174	\$ 5,000
Dissemination	\$ 1,000	\$ 1,000	\$ 500	\$ 500	\$ 1,000	\$ 1,000
Trustee Fees	\$ 5,576	\$ 5,600	\$ 2,800	\$ 2,800	\$ 5,600	\$ 5,600
Annual Audit	\$ 6,175	\$ 6,500	\$ 3,250	\$ 3,250	\$ 6,500	\$ 6,500
Collection Agent	\$ 2,500	\$ 2,500	\$ 1,250	\$ 1,250	\$ 2,500	\$ 2,500
Management Fees	\$ 108,514	\$ 108,515	\$ 49,258	\$ 48,258	\$ 97,515	\$ 97,515
Computer Services	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -
Telephone	\$ -	\$ 250	\$ -	\$ -	\$ -	\$ -
Postage	\$ 2,386	\$ 2,500	\$ 1,602	\$ 1,206	\$ 2,809	\$ 2,500
Printing & Binding	\$ 3,707	\$ 5,500	\$ 677	\$ 1,174	\$ 1,852	\$ 5,500
Insurance- Liability	\$ 6,775	\$ 7,293	\$ 3,210	\$ 3,067	\$ 6,278	\$ 7,293
Legal Advertising	\$ 1,952	\$ 2,500	\$ 199	\$ 585	\$ 784	\$ 2,500
Other Current Charges	\$ 1,465	\$ 1,500	\$ 901	\$ 721	\$ 1,622	\$ 1,500
Office Supplies	\$ 2,095	\$ 1,000	\$ 2,271	\$ 999	\$ 3,270	\$ 1,000
Dues & Licenses	\$ 175	\$ 175	\$ 88	\$ 87	\$ 175	\$ 175
Website Maintenance	\$ 2,400	\$ -	\$ -	\$ -	\$ -	\$ -
Information Technology	\$ -	\$ 3,400	\$ 1,700	\$ 1,700	\$ 3,400	\$ 3,400
Total Administrative	\$ 185,852	\$ 187,820	\$ 95,134	\$ 81,803	\$ 176,937	\$ 177,178
<i>Operating Expenditures</i>						
Salaries	\$ 108,938	\$ 114,283	\$ 60,905	\$ 60,905	\$ 121,809	\$ 131,660
Administration Fee	\$ 1,074	\$ 1,142	\$ 660	\$ 578	\$ 1,238	\$ 1,199
FICA Expense	\$ 8,042	\$ 8,743	\$ 4,509	\$ 4,093	\$ 8,602	\$ 10,072
Health Insurance	\$ 7,595	\$ 7,238	\$ 3,330	\$ 3,213	\$ 6,543	\$ 7,667
Workers Compensation	\$ 2,033	\$ 2,240	\$ 1,109	\$ 1,024	\$ 2,132	\$ 2,581
Unemployment	\$ 871	\$ 853	\$ 760	\$ 111	\$ 871	\$ 853
Other Contractual	\$ 5,814	\$ 5,500	\$ 3,491	\$ 2,962	\$ 6,452	\$ 6,500
Training	\$ 530	\$ 500	\$ 107	\$ 100	\$ 207	\$ 500
Uniforms	\$ 247	\$ 500	\$ 705	\$ -	\$ 705	\$ 500
Total Operating	\$ 135,144	\$ 140,999	\$ 75,576	\$ 72,984	\$ 148,561	\$ 161,532

**Viera East
Community Development District
General Fund
Proposed Operating Budget
Fiscal Year 2018**

	Actual FY 2016	Adopted Budget FY 2017	Actual thru 3/31/2017	Projected Next 6 Months	Total Projected @ 9/30/17	Proposed Budget FY 2018
<i>Maintenance Expenditures</i>						
Canal Maintenance	\$ 11,407	\$ 11,000	\$ 5,695	\$ 5,856	\$ 11,551	\$ 11,000
Lake Bank Restoration	\$ 58,995	\$ 60,000	\$ 57,400	\$ -	\$ 57,400	\$ 60,000
Environmental Services	\$ 15,863	\$ 39,000	\$ 8,291	\$ 8,226	\$ 16,517	\$ 39,000
Water Management System	\$ 97,419	\$ 99,000	\$ 48,209	\$ 48,709	\$ 96,919	\$ 99,000
Control Burns	\$ -	\$ 15,000	\$ 1,500	\$ -	\$ 1,500	\$ 15,000
Contingencies	\$ 4,731	\$ 10,000	\$ 3,898	\$ 2,629	\$ 6,527	\$ 10,000
Fire Line Management	\$ 1,969	\$ 5,000	\$ 3,925	\$ 600	\$ 4,525	\$ 5,000
Basin Repair	\$ -	\$ 5,000	\$ 1,160	\$ -	\$ 1,160	\$ 5,000
Total Maintenance	\$ 190,385	\$ 244,000	\$ 130,079	\$ 66,020	\$ 196,100	\$ 244,000
<i>Grounds Maintenance Expenditures</i>						
Salaries	\$ 129,877	\$ 141,446	\$ 69,773	\$ 68,664	\$ 138,437	\$ 145,559
Administrative Fees	\$ 3,115	\$ 3,132	\$ 1,852	\$ 1,586	\$ 3,437	\$ 3,289
FICA	\$ 9,261	\$ 10,821	\$ 4,698	\$ 4,884	\$ 9,582	\$ 11,135
Health Insurance	\$ 20,703	\$ 24,132	\$ 10,774	\$ 9,997	\$ 20,771	\$ 24,205
Workers Compensation	\$ 2,420	\$ 2,772	\$ 1,168	\$ 1,261	\$ 2,429	\$ 2,853
Unemployment	\$ 1,777	\$ 2,132	\$ 1,663	\$ 471	\$ 2,133	\$ 2,132
Telephone	\$ 1,734	\$ 1,500	\$ 824	\$ 818	\$ 1,642	\$ 2,000
Utilities	\$ 5,548	\$ 7,700	\$ 2,715	\$ 2,783	\$ 5,498	\$ 7,700
Property Appraiser	\$ -	\$ 1,990	\$ 1,986	\$ -	\$ 1,986	\$ 1,990
Insurance- Property	\$ 2,108	\$ 2,099	\$ 865	\$ 865	\$ 1,730	\$ 1,359
Repairs	\$ 11,590	\$ 20,000	\$ 6,236	\$ 5,830	\$ 12,066	\$ 15,000
Fuel	\$ 15,738	\$ 23,000	\$ 7,403	\$ 7,792	\$ 15,195	\$ 17,500
Park Maintenance	\$ 6,934	\$ 3,000	\$ 1,797	\$ 972	\$ 2,768	\$ 3,000
Chemicals	\$ 3,248	\$ 5,000	\$ 2,102	\$ 2,017	\$ 4,119	\$ 5,000
Contingencies	\$ 5,503	\$ 1,000	\$ 4,829	\$ 2,496	\$ 7,325	\$ 1,000
Refuse	\$ 7,129	\$ 5,160	\$ 5,528	\$ 2,515	\$ 8,043	\$ 5,160
Office Supplies	\$ 1,105	\$ 250	\$ 298	\$ 533	\$ 831	\$ 1,000
Uniforms	\$ 3,172	\$ 3,000	\$ 1,661	\$ 1,641	\$ 3,302	\$ 3,000
Maintenance Reserve- Transfer Out	\$ 129,194	\$ 33,583	\$ 16,791	\$ 16,791	\$ 33,583	\$ 34,118
Maintenance Reserve- Transfer Out (PY Excess)	\$ -	\$ 0	\$ -	\$ 62,787	\$ 62,787	\$ -
Total Grounds Expenditures	\$ 360,156	\$ 291,717	\$ 142,963	\$ 194,703	\$ 337,665	\$ 287,000
Total Expenses	\$ 871,536	\$ 864,536	\$ 443,753	\$ 415,510	\$ 859,263	\$ 869,710
Excess Revenue/(Expenditures)	\$ (5,926)	\$ -	\$ 353,959	\$ (348,785)	\$ 5,174	\$ -

Viera East Community Development District General Fund Budget

Revenues:

Maintenance Assessments

The District will levy a Non-Ad Valorem Assessment on all the assessable property within the District in order to pay for its operating and maintenance expenditures incurred during the Fiscal Year.

Golf Course Administrative Services

Represents Golf Course Fund portion of salary and benefits for employees paid from the General Fund

Description	Annual Amount
Base	\$ 75,000
10% of Maintenance Supervisor	\$ (7,280)
50% of Labor Position	\$ (11,440)
Total	\$ 56,280

Interest Income

The District will earn interest on balances invested during the year

Administrative Expenditures:

Supervisors Fees

The amount paid to each supervisor for the time devoted to District business and meetings is determined by Chapter 190, Florida Statutes, at \$200 per meeting. Amount is based on five supervisors receiving fees for two meetings per month.

Engineering Fees

The District's engineer, Boyer Singleton, will be providing general engineering services to the District, which includes preparation and attendance of monthly board meetings.

Attorney Fees

Legal Counsel:

Shutts and Bowen LLP

300 South Orange Avenue
Suite 300
Orlando, FL 32801
Telephone: (407) 835-6759
Fax: (407) 849-7288

The District's legal counsel, Shutts and Bowen, will be providing general services, which include attendance and preparation for monthly board meetings. Also, services include reviewing contracts, agreements, resolutions, rule amendments, etc.

Viera East

Community Development District

General Fund Budget

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

- o Series 2006 Water Management \$1,000

Trustee Fees

The District will pay annual trustee fees for Water Management Refunding Bonds, Series 2006.

Annual Audit

The District is required to annually have its financial records audited by an independent Certified Public Accounting Firm. The estimated cost of the audit is based on the prior fiscal year and will be shared with the Recreational Fund.

Collection Agent

Fees incurred by GMS-Central Florida, LLC for calculating, levying and certification of the District's Non-Ad valorem Maintenance Assessments with the Brevard County Tax Collector.

Contractor	Services	Monthly	Annual
GMS- Central Florida, LLC	Assessments	\$ 208	\$ 2,500

Management Fees

The District has contracted with GMS-Central Florida, LLC to provide Accounting and Administrative Services for the District. The services include, but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, financial reporting, annual audits, etc.

Telephone

Telephone costs for General Fund.

Postage

Mailing of Board Meeting agendas, checks for vendors, overnight deliveries and any other required correspondence. Amount is based on prior years cost.

Printing & Binding

Printing and binding agenda packages for board meetings, printing of computerized checks, District Brochures, correspondence, stationary, envelopes etc.

Insurance- Liability

The District's general liability, public official's liability, and automobile insurance coverage is provided by EGIS Insurance and Risk Advisors.

Description	Admin Amount	Field Amount	Annual Amount
General Liability	\$ 4,178	\$ -	\$ 4,178
POL/EPLI	\$ 3,115	\$ -	\$ 3,115
Auto Physical Damage	\$ -	\$ 160	\$ 160
Property	\$ -	\$ 1,199	\$ 1,199
Total	\$ 7,293	\$ 1,359	\$ 8,652

Viera East

Community Development District

General Fund Budget

Legal Advertising

Advertising of monthly board meetings, public hearings, and any other legal advertising that may be required.

Other Current Charges

Any miscellaneous expenses incurred by the District that were not previously budgeted.

Office Supplies

Any supplies that may need to be purchased during the Fiscal Year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Dues & Licenses

The District is required to pay an annual fee to the Department of Community Affairs for \$175. This is the only anticipated expenditure for this category.

Information Technology

Costs related to District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

Operating Expenditures:

Salaries & Wages

The District currently has a General Manager and 1 part time employee to handle the operations of the District. The proposed amount includes a 3% cost of living increase.

Administration Fee

The District's employees are leased from Paychex per an agreement between the District and Paychex. Paychex charges an administration fee of \$26.02 per full time employee per pay period and \$18.74 per part-time employee per pay period.

FICA

Represents the estimated amount due for Social Security (6.2%) and Medicare (1.45%) based upon the proposed salaries and wages.

Health Insurance

Full time District Employee's are eligible for the following health benefits.

Provider	Policy Number	Insurance Description
United Healthcare	591637	Accidental Death, Dental, Vision, Life, and Long Term Disability
Health First	114619	Health
Colonial Life	E3682663	Life, Accident, Short Term Disability
Combined	007394312	Accident and Disability

Viera East Community Development District General Fund Budget

Workers Compensation

The District provides Workers Compensation Insurance for each of its employee's based upon statutory requirements and rates determined by Paychex.

Unemployment

The District pays State and Federal unemployment for each employee based upon current rate structures.

Other Contractual

Miscellaneous fees and contracts incurred for the District.

Description	Annual Amount
Great American Financial	\$ 3,000
Ecolab Pest Elimination	\$ 1,450
TYCO Security	\$ 1,340
Additional Contract Funds	\$ 710
Total Annual Budget	\$ 6,500

Training

Expense involved in providing training for staff.

Uniforms

Expense involved in providing uniforms for the administration staff.

Maintenance Expenditures:

Canal Maintenance

Represents cost associated with the maintenance of the canals located east and west of I-95. The canals east of I-95 are maintained by various contractors paid by the District on an "as needed" basis. The canals west of I-95 are maintained by A. Duda & Sons and billed to the District

Lake Bank Restoration

Allocation of funds dedicated for lake bank restoration throughout the District.

Environmental Services

The District will incur the following costs related to maintaining and managing the various conservation areas (wetlands and uplands), which are the responsibility of the District. The amount is based upon the current contract with Kevin L. Erwin, plus an allowance for additional services from other providers that may be required. Services provided under this budget item may include the following:

Wetland Monitoring Reports as required by SJRWMD and USACOE.
Wetland Maintenance, removal of exotic species as required to conform to permit requirements.

Habitat Management, including burns of preserved areas as required within the approved Habitat Management Plan(s).
Permit Compliance and General Services as required.

Viera East

Community Development District

General Fund Budget

Water Management System

The District currently has a contract with ECOR Industries, Inc. to provide Aquatic Maintenance Service for the District's Lakes.

Description	Monthly Amount	Annual Amount
Natural Areas Management	\$ 3,296	\$ 39,552
Header Canal Maintenance	\$ 665	\$ 7,980
Bayhill Wetland Maintenance	\$ 198	\$ 2,376
Aquatic Weed Control	\$ 3,407	\$ 40,884
Unanticipated Repairs/Improvements		\$ 8,208
Total	\$ 7,566	\$ 99,000

Control Burns:

The District anticipates that it will have control burns this year throughout the Scrub Jay Preserve areas. The purpose of the control burns is to enhance the habitat of threatened and endangered species and to reduce the intensity of natural fires.

Contingencies

Any miscellaneous expenses incurred by the District that were not previously budgeted.

Fire Line Maintenance

Expenses related to the maintenance of the various Fire Lines throughout the District. This mainly includes the mechanical removal of vegetation between homeowners' property and conservation areas in order to slow or stop the spread of wildfire.

Basin Repair

Expenses related to the repair and maintenance of the drainage structures at District Basins III, IV, and V. The drainage structures that get repaired are the outfalls (connect lakes) and the flowways (connect lakes to St Johns River).

Grounds Maintenance Expenditures:

Salaries & Wages

The District currently has a 4 full time and 1 part time employee's to handle the grounds maintenance of the District. The proposed amount includes a 3% cost of living increase.

Administration Fee

The District's employees are leased from Paychex per an agreement between the District and Paychex. Paychex charges an administration fee of \$26.02 per full time employee per pay period and \$18.74 per part-time employee per pay period.

FICA

Represents the estimated amount due for Social Security (6.2%) and Medicare (1.45%) based upon the proposed salaries and wages.

Viera East

Community Development District

General Fund Budget

Health Insurance

Full time District Employee's are eligible for the following health benefits.

Provider	Policy Number	Insurance Description
United Healthcare	591637	Accidental Death, Dental, Vision, Life, and Long Term Disability
Health First	114619	Health
Colonial Life	E3682663	Life, Accident, Short Term Disability
Combined	007394312	Accident and Disability

Workers Compensation

The District provides Workers Compensation Insurance for each of its employee's based upon statutory requirements and rates determined by Paychex.

Unemployment

The District pays State and Federal unemployment for each employee based upon current rate structures.

Telephone

Expenses incurred for the telephone and fax machine.

Vendor	Monthly Amount	Annual Amount
Cricket Wireless	\$ 104	\$ 1,248
Bighthouse	\$ 49	\$ 588
Contingency		\$ 164
Total		\$ 2,000

Utilities

The District has the following utility account with Florida Power and Light to provide electricity for the maintenance building.

Vendor	Account	Monthly Amount	Annual Amount
FPL	83490-45156	\$ 500	\$ 6,000
Contingency			\$ 1,700
Total			\$ 7,700

Property Appraiser

Fees incurred for the Brevard County Property Appraiser performing work in support of processing and distributing non-ad valorem assessment information. The cost for the FY2017 year will be \$1,990.

Viera East

Community Development District

General Fund Budget

Insurance- Property

Represents the amount paid for the property portion of the insurance premium with EGIS Insurance and Risk Advisors. The property includes vehicles, equipment, etc.

Description	Admin Amount	Field Amount	Annual Amount
General Liability	\$ 4,178	\$ -	\$ 4,178
POL/EPLI	\$ 3,115	\$ -	\$ 3,115
Auto Physical Damage	\$ -	\$ 160	\$ 160
Property	\$ -	\$ 1,199	\$ 1,199
Total	\$ 7,293	\$ 1,359	\$ 8,652

Repairs

Any costs related to miscellaneous repairs and maintenance that occur during the fiscal year.

Fuel

Costs related to fuel purchased for grounds maintenance machinery that occur during the fiscal year.

Park Maintenance

Represents cost associated with the maintenance of the parks and trails located within the district.

Chemicals

Includes fungicide applications, herbicide applications, insecticide applications needed to maintain the grounds.

Contingencies

Represents any miscellaneous expenses incurred by the District that were not previously budgeted.

Refuse

Estimated costs for refuse services to empty dumpster(s) twice monthly by Danny's Recycling & HAU is:

Contractor	Services	Monthly	Annual
Danny's Recycling & HAU	Empty Dumpster	\$ 430	\$ 5,160

Office Supplies

Costs for items used in office

Uniforms

The District is in contract with Unifirst to supply uniforms for the Maintenance staff. Unifirst comes to the District weekly to deliver clean uniforms to the staff.

Vendor	Monthly Amount	Annual Amount
Unifirst	\$ 219	\$ 2,624
Contingency		\$ 376
Total		\$ 3,000

Viera East

Community Development District

General Fund Budget

Maintenance Reserves – Transfer Out

Funds allocated annually to insure available cash for ongoing operations of the District and for major repair or replacement of capital items.

Maintenance Reserves – Transfer Out (PY Excess)

Represents projected excess funds above operating capital requirements in the General Fund.

**Viera East
Community Development District
Capital Reserve Fund
Proposed Budget
Fiscal Year 2018**

	Adopted Budget FY 2017	Actual thru 3/31/2017	Projected Next 6 Months	Total Projected @ 9/30/17	Proposed Budget FY 2018
<i>Revenues</i>					
Beginning Fund Balance	\$290,437	\$316,454	\$0	\$316,454	\$310,017
Interest Income	\$250	\$1,002	\$0	\$1,002	\$250
Reserve Funding - Transfer In (General)	\$33,583	\$16,791	\$16,791	\$33,583	\$23,118
Reserve Funding - Transfer In (Golf)	\$30,160	\$17,307	\$14,138	\$31,445	\$1,232
Reserve Funding - Transfer In (General Excess)	\$0	\$0	\$62,787	\$62,787	\$0
Total Revenues	\$354,430	\$351,555	\$93,716	\$445,271	\$334,616
<i>Expenditures</i>					
Capital Outlay	\$0	\$35,254	\$50,000	\$85,254	\$0
Transfer Out	\$0	\$50,000	\$0	\$50,000	\$0
Total Expenditures	\$0	\$85,254	\$50,000	\$135,254	\$0
Excess Revenues (Expenditures)	\$354,430	\$266,300	\$43,716	\$310,017	\$334,616

**Viera East
Community Development District
Debt Service Fund
Series 2006
Proposed Budget FY2018**

	Adopted Budget FY 2017	Actual thru 3/31/2017	Projected Next 6 Months	Total Projected @ 9/30/17	Proposed Budget FY 2018
Revenues					
Special Assessments	\$2,423,170	\$2,307,475	\$115,695	\$2,423,170	\$2,423,170
Interest Income	\$100	\$667	\$50	\$717	\$100
Beginning Fund Balance	\$497,413	\$513,680	\$0	\$513,680	\$499,066
Total Revenues	\$2,920,683	\$2,821,822	\$115,745	\$2,937,567	\$2,922,336
Expenditures					
Series 2006					
Interest-11/1	\$340,831	\$340,831	\$0	\$340,831	\$291,669
Interest-5/1	\$340,831	\$0	\$340,831	\$340,831	\$291,669
Principal-5/1	\$1,710,000	\$0	\$1,710,000	\$1,710,000	\$1,810,000
Other Debt Service Costs	\$46,873	\$138	\$46,700	\$46,838	\$46,873
Total Expenditures	\$2,438,536	\$340,969	\$2,097,531	\$2,438,500	\$2,440,211
Excess Revenues (Expenditures)	\$482,147	\$2,480,853	(\$1,981,787)	\$499,066	\$482,126

* Excess Revenues needed to pay the 11/1/18 Interest Payment \$239,631

	FY 2015	FY 2016	FY 2017	FY 2018
Net Assessments	\$2,423,170	\$2,423,170	\$2,423,170	\$2,423,170
Discounts	\$96,927	\$96,927	\$96,927	\$96,927
Gross Assessment	\$2,520,097	\$2,520,097	\$2,520,097	\$2,520,097
Gross Assessments	\$2,520,097	\$2,520,097	\$2,520,097	\$2,520,097
Assessable Units	6,091	6,091	6,091	6,091
Per Unit Assessments	\$413.74	\$413.74	\$413.74	\$413.74

Viera East
Community Development District
Debt Service Fund - Series 2006
Amortization Schedule

Date	Series 2006		Fiscal Total
	Principal	Interest	
11/1/16		\$340,831	\$340,831
5/1/17	\$1,710,000	\$340,831	
11/1/17		\$291,669	\$2,342,500
5/1/18	\$1,810,000	\$291,669	
11/1/18		\$239,631	\$2,341,300
5/1/19	\$1,910,000	\$239,631	
11/1/19		\$184,719	\$2,334,350
5/1/20	\$2,020,000	\$184,719	
11/1/20		\$126,644	\$2,331,363
5/1/21	\$2,140,000	\$126,644	
11/1/21		\$65,119	\$2,331,763
5/1/22	\$2,265,000	\$65,119	\$2,330,119
	\$11,855,000	\$2,497,225	\$14,352,225

**Viera East
Community Development District
Golf Course
Proposed Operating Budget
Fiscal Year 2018**

	Actual FY 2016	Adopted Budget FY 2017	Actual thru 3/31/2017	Projected Next 6 Months	Total Projected @ 9/30/17	Proposed Budget FY 2018
<i>Number of Rounds</i>						
Paid Rounds	30,250	34,000	20,410	14,992	35,402	34,000
Member Rounds	6,378	10,000	4,971	3,987	8,958	10,000
Comp Rounds	5,243	6,000	3,915	2,251	6,166	6,000
Total Memberships	50	60	-	11	60	60
<i>Revenue per Round</i>						
Public	\$ 29	\$ 35	\$ 35	\$ 30	\$ 33	\$ 35
<i>Revenues</i>						
Greens Fees	\$ 883,957	\$ 1,176,000	\$ 710,712	\$ 455,477	\$ 1,166,190	\$ 1,176,000
Green Cards- Sales	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Green Cards- Usage	\$ (16,303)	\$ -	\$ -	\$ -	\$ -	\$ -
Gift Cards- Sales	\$ 3,409	\$ 50,000	\$ 6,458	\$ 2,529	\$ 8,987	\$ 50,000
Gift Cards- Usage	\$ (16,621)	\$ (50,000)	\$ (14,762)	\$ (10,967)	\$ (25,729)	\$ (50,000)
Season Advance / Trail Fees	\$ 155,504	\$ 240,000	\$ 114,115	\$ 87,757	\$ 201,872	\$ 240,000
Season Advance / Trail Fees Surcharge	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Associate Memberships	\$ 11,489	\$ 15,000	\$ 19,197	\$ 13,843	\$ 33,040	\$ 40,000
Driving Range	\$ 55,101	\$ 72,000	\$ 38,377	\$ 28,166	\$ 66,543	\$ 72,000
Golf Lessons	\$ 9,170	\$ 15,000	\$ 1,095	\$ 1,050	\$ 2,145	\$ 15,000
Merchandise Sales	\$ 94,122	\$ 110,000	\$ 68,944	\$ 43,678	\$ 112,622	\$ 115,000
Restaurant	\$ (266)	\$ 10,000	\$ 6,790	\$ 2,737	\$ 9,527	\$ 10,000
Special Assessments-Operations	\$ 42,684	\$ 22,527	\$ 11,264	\$ 11,264	\$ 22,527	\$ 22,527
Miscellaneous Income	\$ 11,606	\$ 15,000	\$ 2,207	\$ 1,334	\$ 3,541	\$ 15,000
Total Revenues	\$ 1,233,852	\$ 1,675,527	\$ 964,397	\$ 636,868	\$ 1,601,265	\$ 1,705,527
<i>General Expenditures</i>						
Other Contractual Services	\$ 19,066	\$ 18,000	\$ 8,024	\$ 7,804	\$ 15,829	\$ 18,000
Travel & Per Diem	\$ -	\$ 100	\$ -	\$ -	\$ -	\$ -
Telephone	\$ 11,376	\$ 11,500	\$ 5,315	\$ 5,469	\$ 10,784	\$ 11,500
Postage	\$ 157	\$ 750	\$ 33	\$ 3	\$ 36	\$ 300
Printing & Binding	\$ 2,466	\$ 1,000	\$ 403	\$ 300	\$ 703	\$ 1,000
Utilities	\$ 5,496	\$ 5,000	\$ 3,324	\$ 2,170	\$ 5,495	\$ 5,000
Repairs & Maintenance	\$ 8,128	\$ 7,000	\$ 3,009	\$ 3,905	\$ 6,914	\$ 7,000
Advertising	\$ 36,386	\$ 45,000	\$ 23,732	\$ 18,705	\$ 42,437	\$ 45,000
Bank Charges	\$ 22,334	\$ 28,000	\$ 16,728	\$ 17,587	\$ 34,314	\$ 30,500
Office Supplies	\$ 1,451	\$ 1,500	\$ 141	\$ 811	\$ 952	\$ 1,500
Operating Supplies	\$ 9,067	\$ 7,500	\$ 4,419	\$ 3,657	\$ 8,076	\$ 7,500
F&B Meals	\$ -	\$ 100	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 1,846	\$ 2,000	\$ 1,145	\$ 532	\$ 1,677	\$ 2,000
Drug Testing- All departments	\$ 76	\$ 500	\$ 268	\$ 152	\$ 420	\$ 500
Training, Education & Employee Relations	\$ 3,495	\$ 1,500	\$ 1,852	\$ 322	\$ 2,175	\$ 2,500
Contractual Security	\$ 2,529	\$ 3,500	\$ 3,726	\$ 1,249	\$ 4,974	\$ 5,000
IT Services	\$ 200	\$ 1,900	\$ 3,745	\$ -	\$ 3,745	\$ 3,000
Total Golf Course Expenditures	\$ 124,074	\$ 134,850	\$ 75,865	\$ 62,666	\$ 138,531	\$ 140,300

Viera East
Community Development District
Golf Course
Proposed Operating Budget
Fiscal Year 2018

	Actual FY 2016	Adopted Budget FY 2017	Actual thru 3/31/2017	Projected Next 6 Months	Total Projected @ 9/30/17	Proposed Budget FY 2018
--	-------------------	------------------------------	--------------------------	-------------------------------	---------------------------------	-------------------------------

Restaurant Expenditures

Utilities	\$ 17	\$ 9,000	\$ 4,151	\$ 4,477	\$ 8,628	\$ 9,000
Pest Control	\$ 1,503	\$ 1,700	\$ 887	\$ 910	\$ 1,797	\$ 1,800
Equipment Lease	\$ 1,050	\$ -	\$ 527	\$ 527	\$ 1,054	\$ 1,100

Total Restaurant Expenditures

\$ 2,570	\$ 10,700	\$ 5,565	\$ 5,914	\$ 11,479	\$ 11,900
-----------------	------------------	-----------------	-----------------	------------------	------------------

Pro Shop Expenditures

Salaries	\$ 80,264	\$ 88,000	\$ 36,378	\$ 37,146	\$ 73,524	\$ 81,185
Administration Fee	\$ 3,361	\$ 3,551	\$ 1,931	\$ 1,828	\$ 3,759	\$ 4,230
FICA Expense	\$ 6,140	\$ 6,315	\$ 2,730	\$ 2,789	\$ 5,519	\$ 6,211
Health Insurance	\$ 388	\$ 461	\$ 202	\$ 203	\$ 404	\$ 461
Workers Compensation	\$ 1,496	\$ 1,618	\$ 822	\$ 815	\$ 1,637	\$ 1,591
Unemployment	\$ 2,074	\$ 2,396	\$ 1,236	\$ 916	\$ 2,153	\$ 2,396
Golf Printing	\$ 118	\$ 500	\$ 407	\$ 118	\$ 525	\$ 500
Utilities	\$ 7,379	\$ 8,000	\$ 3,431	\$ 3,908	\$ 7,339	\$ 8,000
Repairs	\$ -	\$ 250	\$ -	\$ -	\$ -	\$ 250
Pest Control	\$ 1,708	\$ 1,800	\$ 887	\$ 864	\$ 1,751	\$ 1,800
Supplies	\$ 1,583	\$ 2,500	\$ 536	\$ 542	\$ 1,079	\$ 2,000
Uniforms	\$ 390	\$ 750	\$ -	\$ 219	\$ 219	\$ 750
Dues, Licenses & Subscriptions	\$ -	\$ 375	\$ -	\$ -	\$ -	\$ -
Training, Education & Employee Relations	\$ -	\$ 3,500	\$ -	\$ -	\$ -	\$ 2,000
Vet. Program	\$ -	\$ 500	\$ -	\$ -	\$ -	\$ 500

Total Pro Shop Expenditures

\$ 104,900	\$ 120,516	\$ 48,560	\$ 49,347	\$ 97,908	\$ 111,874
-------------------	-------------------	------------------	------------------	------------------	-------------------

Cart Facility Expenditures

Salaries	\$ 59,657	\$ 65,564	\$ 24,769	\$ 26,571	\$ 51,340	\$ 60,564
Administration Fee	\$ 5,179	\$ 5,258	\$ 2,581	\$ 2,225	\$ 4,806	\$ 5,019
FICA Expense	\$ 4,491	\$ 5,019	\$ 1,895	\$ 2,018	\$ 3,913	\$ 5,019
Workers Compensation	\$ 1,123	\$ 1,286	\$ 451	\$ 480	\$ 931	\$ 1,286
Unemployment	\$ 3,185	\$ 3,337	\$ 1,264	\$ 1,379	\$ 2,643	\$ 3,337
Utilities	\$ 10,162	\$ 12,500	\$ 5,962	\$ 5,761	\$ 11,723	\$ 12,500
Fuel	\$ 371	\$ 500	\$ 179	\$ 182	\$ 361	\$ 500
Cart Lease	\$ 19,435	\$ 45,000	\$ 22,953	\$ 21,175	\$ 44,128	\$ 45,000
Cart Maintenance	\$ 4,741	\$ 2,750	\$ 2,646	\$ 1,107	\$ 3,753	\$ 5,000
Cart & Facilities Supplies	\$ 1,515	\$ 1,000	\$ 125	\$ 695	\$ 819	\$ 1,000
Driving Range Supplies	\$ 8,166	\$ 1,500	\$ 5,330	\$ 1,149	\$ 6,479	\$ 10,000
Uniforms	\$ 375	\$ 500	\$ 142	\$ 350	\$ 492	\$ 500

Total Cart Facility

\$ 118,399	\$ 144,214	\$ 68,295	\$ 63,092	\$ 131,387	\$ 149,725
-------------------	-------------------	------------------	------------------	-------------------	-------------------

Viera East
Community Development District
Golf Course
Proposed Operating Budget
Fiscal Year 2018

Actual FY 2016	Adopted Budget FY 2017	Actual thru 3/31/2017	Projected Next 6 Months	Total Projected @ 9/30/17	Proposed Budget FY 2018
-------------------	------------------------------	--------------------------	-------------------------------	---------------------------------	-------------------------------

Starter Marshals Expenditures

Salaries	\$ 35,591	\$ 36,475	\$ 25,927	\$ 26,898	\$ 52,825	\$ 60,255
Administration Fee	\$ 3,228	\$ 3,346	\$ 1,804	\$ 1,754	\$ 3,558	\$ 3,513
FICA Expense	\$ 2,941	\$ 2,561	\$ 1,983	\$ 2,058	\$ 4,041	\$ 4,610
Workers Compensation	\$ 691	\$ 656	\$ 472	\$ 490	\$ 962	\$ 1,181
Unemployment	\$ 1,873	\$ 1,757	\$ 1,322	\$ 1,401	\$ 2,724	\$ 3,163
Uniforms	\$ 484	\$ 250	\$ 142	\$ 156	\$ 298	\$ 250

Total Starter Marshals	\$ 44,808	\$ 45,045	\$ 31,651	\$ 32,756	\$ 64,407	\$ 72,972
-------------------------------	------------------	------------------	------------------	------------------	------------------	------------------

Merchandise Sales

Cost of Goods Sold	\$ 64,903	\$ 77,000	\$ 50,509	\$ 28,584	\$ 79,093	\$ 77,000
--------------------	-----------	-----------	-----------	-----------	-----------	-----------

Total Merchandise Sales	\$ 64,903	\$ 77,000	\$ 50,509	\$ 28,584	\$ 79,093	\$ 77,000
--------------------------------	------------------	------------------	------------------	------------------	------------------	------------------

Golf Course Maintenance

Salaries	\$ 354,935	\$ 390,236	\$ 189,359	\$ 193,251	\$ 382,610	\$ 401,680
Administrative Fees	\$ 7,798	\$ 7,592	\$ 4,454	\$ 4,202	\$ 8,656	\$ 8,698
FICA Expense	\$ 26,168	\$ 26,564	\$ 14,007	\$ 13,781	\$ 27,787	\$ 30,729
Employee Insurance	\$ 36,463	\$ 45,470	\$ 24,831	\$ 25,688	\$ 50,519	\$ 58,955
Workers Compensation	\$ 6,455	\$ 6,806	\$ 3,394	\$ 3,348	\$ 6,742	\$ 7,873
Unemployment	\$ 5,784	\$ 5,230	\$ 4,964	\$ 1,572	\$ 6,536	\$ 6,617
Drug Testing	\$ 190	\$ 420	\$ -	\$ 114	\$ 114	\$ 420
Consulting Fees	\$ 6,000	\$ 6,000	\$ 3,000	\$ 3,000	\$ 6,000	\$ 6,000
Telephone / Internet	\$ 4,019	\$ 4,000	\$ 1,928	\$ 1,773	\$ 3,701	\$ 4,000
Utilities / Water	\$ 26,538	\$ 25,700	\$ 12,986	\$ 13,262	\$ 26,247	\$ 25,700
Repairs	\$ 46,580	\$ 32,000	\$ 23,593	\$ 16,052	\$ 39,645	\$ 45,000
Fuel & Oil	\$ 34,534	\$ 45,000	\$ 16,787	\$ 16,095	\$ 32,883	\$ 35,000
Pest Control	\$ 1,532	\$ 1,500	\$ 722	\$ 741	\$ 1,463	\$ 1,500
Irrigation / Drainage	\$ 23,410	\$ 30,000	\$ 12,673	\$ 11,073	\$ 23,745	\$ 25,000
Sand and Topsoil	\$ 5,737	\$ 18,000	\$ 6,930	\$ 2,380	\$ 9,310	\$ 18,000
Flower / Mulch	\$ 5,465	\$ 15,000	\$ 1,491	\$ 922	\$ 2,413	\$ 7,500
Chemicals	\$ 33,301	\$ -	\$ -	\$ -	\$ -	\$ -
Fertilizer	\$ 70,525	\$ 108,500	\$ 65,092	\$ 46,995	\$ 112,086	\$ 108,500
Seed / Sod	\$ 5,946	\$ 11,500	\$ 5,965	\$ 3,034	\$ 8,999	\$ 10,000
Trash Removal	\$ 1,925	\$ 2,000	\$ 793	\$ 1,138	\$ 1,932	\$ 2,000
Contingency	\$ 4,777	\$ 10,000	\$ 3,950	\$ 1,758	\$ 5,708	\$ 6,000
First Aid	\$ 1,153	\$ 600	\$ 351	\$ 300	\$ 651	\$ 600
Office Supplies	\$ 86	\$ 500	\$ 94	\$ 93	\$ 187	\$ 500
Operating Supplies	\$ 13,905	\$ 14,000	\$ 8,568	\$ 7,087	\$ 15,655	\$ 14,000
Training	\$ 250	\$ 500	\$ 375	\$ 250	\$ 625	\$ 500
Janitorial Supplies	\$ 192	\$ 1,500	\$ 130	\$ -	\$ 130	\$ 1,500
Soil & Water Testing	\$ 19	\$ 2,000	\$ -	\$ -	\$ -	\$ 2,000
Uniforms	\$ 11,097	\$ 10,500	\$ 6,086	\$ 5,630	\$ 11,716	\$ 10,500
GC Repair & Upgrade	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ 25,000
Equipment Rental	\$ -	\$ 6,000	\$ -	\$ -	\$ -	\$ 6,000
Equipment Lease	\$ 71,408	\$ 101,000	\$ 36,130	\$ 40,497	\$ 76,628	\$ 101,000
Small Tools	\$ -	\$ 500	\$ -	\$ -	\$ -	\$ -
Truck Maintenance	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -
IT Services	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -
Total Golf Course Maintenance	\$ 806,192	\$ 979,818	\$ 448,652	\$ 414,036	\$ 862,688	\$ 970,772

**Viera East
Community Development District
Golf Course
Proposed Operating Budget
Fiscal Year 2018**

	Actual FY 2016	Adopted Budget FY 2017	Actual thru 3/31/2017	Projected Next 6 Months	Total Projected @ 9/30/17	Proposed Budget FY 2018
<i>Administrative Expenditures</i>						
Legal Fees	\$ -	\$ 1,500	\$ -	\$ -	\$ -	\$ 1,500
Arbitrage	\$ 600	\$ 600	\$ 300	\$ 300	\$ 600	\$ 600
Dissemination	\$ 1,000	\$ 1,000	\$ 500	\$ 498	\$ 998	\$ 1,000
Trustee Fees	\$ 3,717	\$ 3,750	\$ 1,875	\$ 1,878	\$ 3,753	\$ 3,750
Annual Audit	\$ 1,425	\$ 1,500	\$ 750	\$ 747	\$ 1,497	\$ 1,500
Golf Course Administrative Services	\$ 56,280	\$ 56,280	\$ 28,140	\$ 28,140	\$ 56,280	\$ 56,280
Insurance	\$ 59,728	\$ 65,000	\$ 30,509	\$ 25,249	\$ 55,758	\$ 71,000
Property Taxes	\$ 9,479	\$ 6,000	\$ 4,750	\$ 5,688	\$ 10,438	\$ 6,000
Total Administrative Expenditures	\$ 132,229	\$ 135,630	\$ 66,824	\$ 62,500	\$ 129,324	\$ 141,630
Renewal & Replacement Operating Reserves	\$ 23,927	\$ 30,160	\$ 17,307	\$ 14,138	\$ 31,445	\$ 30,232
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Reserves	\$ 23,927	\$ 30,160	\$ 17,307	\$ 14,138	\$ 31,445	\$ 30,232
Total Revenues	\$ 1,233,852	\$ 1,675,527	\$ 964,397	\$ 636,868	\$ 1,601,265	\$ 1,705,527
Total Expenditures	\$ 1,422,002	\$ 1,677,933	\$ 813,229	\$ 733,033	\$ 1,546,263	\$ 1,706,405
Operating Income (Loss)	\$ (188,150)	\$ (2,406)	\$ 151,167	\$ (96,165)	\$ 55,002	\$ (878)
<i>Non Operating Revenues/(Expenditures)</i>						
Special Assessments	\$ 557,649	\$ 558,355	\$ 279,178	\$ 279,178	\$ 558,355	\$ 558,355
Interest Income	\$ 845	\$ 300	\$ 178	\$ 244	\$ 422	\$ 1,000
Transfer In	\$ 250,000	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -
Interest Expense	\$ (202,949)	\$ (191,249)	\$ (95,625)	\$ (95,625)	\$ (191,249)	\$ (178,478)
Principal Expense	\$ (355,000)	\$ (365,000)	\$ (182,500)	\$ (182,500)	\$ (365,000)	\$ (380,000)
Total Non Operating Revenues/(Expenditures)	\$ 250,545	\$ 2,406	\$ 51,231	\$ 1,297	\$ 52,528	\$ 878
Net Income (Loss)	\$ 62,394	\$ -	\$ 202,398	\$ (94,868)	\$ 107,530	\$ -

Viera East
Community Development District
Recreational Operating Budget

Revenues:

Greens Fees

Estimated revenue for public paid rounds of golf.

Gift Card- Sales

Estimated amount of gift cards sold that can be used for discounted rounds of golf, merchandise or restaurant purchases. The full amount of the sale is recorded as revenue at the time of purchase.

Gift Card- Usage

Estimated usage of gift cards once purchased. Once the gift cards have been used at the District, the amount used is recorded against the revenue.

Season Advance/Trail Fees

Estimated revenue of customers who purchase memberships to the District golf course in advance for the year.

Associate Memberships

Estimated costs of all associate memberships sold. The associate membership costs \$149 and lasts for one year. The membership gets the member a 20% discount on golf rounds and other discounts on range balls, apparel, and USGA handicap service.

Driving Range

Estimated revenue from the District's driving range.

Golf Lessons

Estimated revenue from golfing lessons given at the golf course.

Merchandise Sales

Estimated revenue of clothing, equipment, and supplies sold in the District's Pro Shop.

Restaurant

The District's restaurant is leased to Divots Grille, LLC per an agreement with the District and Divots Grille, LLC. The agreement states that Divots Grille, LLC will pay the District four (4%) of gross sales not excluding sales tax through the lease term ending on September 30, 2018.

Special Assessments- Operations

The District will levy Non-Ad Valorem assessments in all the assessable property within the District to help fund all of the General Operating Expenditures for the fiscal year.

Miscellaneous Income

Estimated annual revenue for various miscellaneous charges billed and collected by the District.

Viera East

Community Development District

Recreational Operating Budget

General Expenditures:

Other Contractual Services

Contractual Services include the following contracts:

Vendor	Monthly Amount	Annual Amount
Brighthouse (Cable & Internet)	\$ 415	\$ 4,980
Waste Management (Dumpster Removal)	\$ 231	\$ 2,775
Great America Financial	\$ 250	\$ 3,000
Chelsea Information Systems	\$ 285	\$ 3,419
American Safety and First Aide		\$ 500
Crystal High Rise, Inc		\$ 250
Slug A Bug (Termite Renewal)		\$ 325
Contingency		\$ 2,750
Total Annual Budget		\$ 18,000

Travel & Per Diem

Represents the amount that has been budgeted for reimbursement to District personnel for use of personal automobiles to conduct District related business.

A portion of expenses related to the District are transferred to General Fund.

Telephone

Represents regular telephone lines, credit card, and Internet access. A portion of expenses related to the District are transferred to General Fund.

Vendor	Monthly Amount	Annual Amount
Windstream Communications	\$ 950	\$ 11,400
Contingency		\$ 100
Total		\$ 11,500

Postage

Mailing payroll checks, checks for vendors, overnight deliveries and any other required correspondence that is directly related to the golf course. A portion of expenses related to the District are transferred to General Fund.

Printing & Binding

Printing of computerized checks, brochures, correspondence, promotional cards, stationary, rack cards, envelopes, etc. A portion of expenses related to the District are transferred to General Fund.

Viera East

Community Development District

Recreational Operating Budget

Utilities

The District has the following utility accounts related to the operations:

Vendor	Account	Monthly Amount	Annual Amount
FPL	10579-42334	\$ 175	\$ 2,100
FPL	91273-57086	\$ 25	\$ 300
City of Cocoa	313093-70192	\$ 115	\$ 1,380
City of Cocoa	150351-141774	\$ 70	\$ 840
Contingency			\$ 380
Total			\$ 5,000

Repairs & Maintenance

Any miscellaneous repairs and maintenance, including electrical, plumbing, hardware, locksmiths, painting and HVAC. A portion of expenses related to the District are transferred to General Fund.

Advertising

Represents advertising for the golf course in the Yellow Pages, newspapers, periodicals, brochures and magazines, rack cards and holders, and promotional organizations. A portion of expenses related to the District are transferred to General Fund.

Bank Charges

Bank charges related to credit card usage, as well as account service charges for the operating fund checking account.

Office Supplies

Any office supplies that may need to be purchased during the fiscal year, i.e., paper, minute books, file folders, labels, paper clips, etc.

Operating Supplies

Represents various operating supplies purchased

Dues, Licenses & Subscriptions

The following represents the estimated cost for license, membership subscriptions and permit renewals for the fiscal year:

Vendor	Description	Annual Amount
City of Rockledge	Business License	\$ 200
Florida State Golf Association	Membership	\$ 150
Brevard County	Business Tax License	\$ 82
Cocoa Beach Regional Chapter	Membership	\$ 535
US Golf Association	Membership	\$ 110
Contingency		\$ 923
Total		\$ 2,000

Viera East

Community Development District

Recreational Operating Budget

Training, Education & Employee Relations

Costs incurred in sending District personnel to any training seminars or having personnel trained on site for different aspects to more efficiently and effectively operate the golf course. Also, any expense incurred for staff meetings and help wanted ads.

Contractual Security

Security system costs for the maintenance and clubhouse alarm systems.

IT Services

Costs related to District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

Restaurant Expenditures:

Utilities

Estimated costs for the basic utilities for the restaurant:

Vendor	Account	Monthly Amount	Annual Amount
FPL	03449-33189	\$ 608	\$ 7,300
City of Cocoa	150351-112664	\$ 100	\$ 1,200
Contingency			\$ 500
Total			\$ 9,000

Pest Control

The estimated costs for Ecolab Pest Elimination to provide monthly pest control services.

Vendor	Monthly Amount	Annual Amount
Ecolab Pest Elimination	\$ 146	\$ 1,750
Contingency		\$ 50
Total		\$ 1,800

Equipment Lease

The expense related to leasing of a dishwasher in the restaurant.

Vendor	Monthly Amount	Annual Amount
Ecolab	\$ 88	\$ 1,054
Contingency		\$ 46
Total		\$ 1,100

Pro Shop Expenditures:

Salaries & Wages

The District currently has a 1 full time and 6 part time employees to handle the Pro Shop operations of the District. The proposed amount includes a 3% cost of living increase.

Viera East

Community Development District

Recreational Operating Budget

Administration Fee

The District's employees are leased from Paychex per an agreement between the District and Paychex. Paychex charges an administration fee of \$26.02 per full time employee per pay period and \$18.74 per part-time employee per pay period.

FICA

Represents the estimated amount due for Social Security (6.2%) and Medicare (1.45%) based upon the proposed salaries and wages.

Health Insurance

Full time District Employee's are eligible for the following health benefits.

Provider	Policy Number	Insurance Description
United Healthcare	591637	Accidental Death, Dental, Vision, Life, and Long Term Disability
Health First	114619	Health
Colonial Life	E3682663	Life, Accident, Short Term Disability
Combined	007394312	Accident and Disability

Workers Compensation

The District provides Workers Compensation Insurance for each of its employee's based upon statutory requirements and rates determined by Paychex.

Unemployment

The District pays State and Federal unemployment for each employee based upon current rate structures.

Golf Printing

Printing for materials needed for the course.

Utilities

Estimated cost of basic utilities in the Pro Shop:

Vendor	Account	Monthly Amount	Annual Amount
FPL	03449-33189	\$ 585	\$ 7,020
Contingency			\$ 980
Total			\$ 8,000

Repairs

Any costs related to miscellaneous repairs and maintenance that occur during the fiscal year.

Pest Control

The estimated costs for Ecolab Pest Elimination to provide monthly pest control services.

Vendor	Monthly Amount	Annual Amount
Ecolab Pest Elimination	\$ 146	\$ 1,750
Contingency		\$ 50
Total		\$ 1,800

Viera East

Community Development District

Recreational Operating Budget

Supplies

Estimated costs of miscellaneous supplies that the District may need to purchase for the pro shop.

Uniforms

The estimated costs of uniforms for pro shop personnel. Once hired, all employees get a District golf shirt to wear during work hours.

Training, Education & Employee Relations

The District will incur the cost of the Assistant Pro Program and any training deemed necessary for the Pro Shop staff or cart facility personnel, for example, cart mechanics training and any help wanted ads.

Veterans Program

Estimated costs to assist with the Veterans programs. The District will offer golfing clinics to veterans for free.

Cart Facility Expenditures:

Salaries & Wages

The District currently has a various part time employee's to handle the District's carts and range. The proposed amount includes a 3% cost of living increase.

Administration Fee

The District's employees are leased from Paychex per an agreement between the District and Paychex. Paychex charges an administration fee of \$26.02 per full time employee per pay period and \$18.74 per part-time employee per pay period.

FICA

Represents the estimated amount due for Social Security (6.2%) and Medicare (1.45%) based upon the proposed salaries and wages.

Health Insurance

Full time District Employee's are eligible for the following health benefits.

Provider	Policy Number	Insurance Description
United Healthcare	591637	Accidental Death, Dental, Vision, Life, and Long Term Disability
Health First	114619	Health
Colonial Life	E3682663	Life, Accident, Short Term Disability
Combined	007394312	Accident and Disability

Workers Compensation

The District provides Workers Compensation Insurance for each of its employee's based upon statutory requirements and rates determined by Paychex.

Unemployment

The District pays State and Federal unemployment for each employee based upon current rate structures.

Viera East

Community Development District

Recreational Operating Budget

Utilities

Estimated costs of basic utilities:

Vendor	Account	Monthly Amount	Annual Amount
FPL	07938-52104	\$ 925	\$ 11,100
City of Cocoa	150351-112664	\$ 100	\$ 1,200
Contingency			\$ 200
Total			\$ 12,500

Fuel

Costs for gasoline for all golf carts from Glover Oil Company.

Cart Lease

The expense related to leasing of carts for golf course.

Vendor	Monthly Amount	Annual Amount
TCF Equipment Finance	\$ 2,144	\$ 25,733
TCF Equipment Finance	\$ 241	\$ 2,897
GPS System	\$ 936	\$ 11,232
Yamaha Lease	\$ 130	\$ 1,560
Contingency		\$ 6,475
Total		\$ 45,000

Cart Maintenance

The expense related to any repairs and maintenance of the golf carts that are incurred during the year.

Cart Facility Supplies

Costs associated with cart facility only. (Wax, towels, hoses, tools, oil/lube)

Driving Range Supplies

Any expenses incurred related to the driving range operation, for example range balls, tokens, buckets, bag stands, clock rope and sand/water buckets.

Uniforms

The estimated costs of uniforms for cart facility personnel. Once hired, all employees get a District golf shirt to wear during work hours.

Starter Marshals Expenditures:

Salaries & Wages

The District currently has a various part time starter marshal staff. The proposed amount includes a 3% cost of living increase.

Administration Fee

The District's employees are leased from Paychex per an agreement between the District and Paychex. Paychex charges an administration fee of \$26.02 per full time employee per pay period and \$18.74 per part-time employee per pay period.

Viera East

Community Development District

Recreational Operating Budget

FICA

Represents the estimated amount due for Social Security (6.2%) and Medicare (1.45%) based upon the proposed salaries and wages.

Health Insurance

Full time District Employee's are eligible for the following health benefits.

Provider	Policy Number	Insurance Description
United Healthcare	591637	Accidental Death, Dental, Vision, Life, and Long Term Disability
Health First	114619	Health
Colonial Life	E3682663	Life, Accident, Short Term Disability
Combined	007394312	Accident and Disability

Workers Compensation

The District provides Workers Compensation Insurance for each of its employee's based upon statutory requirements and rates determined by Paychex.

Unemployment

The District pays State and Federal unemployment for each employee based upon current rate structures.

Uniforms

The estimated costs of uniforms for the starter marshal staff. Once hired, all employees get a District golf shirt to wear during work hours.

Merchandise Sales

Cost of Goods Sold

Represents cost of clothing, equipment, and supplies sold in the Pro Shop.

Golf Course Maintenance:

Salaries & Wages

The District currently has 10 full time and 2 part time employee's to handle the golf course maintenance. The proposed amount includes a 3% cost of living increase.

Administration Fee

The District's employees are leased from Paychex per an agreement between the District and Paychex. Paychex charges an administration fee of \$26.02 per full time employee per pay period and \$18.74 per part-time employee per pay period.

FICA

Represents the estimated amount due for Social Security (6.2%) and Medicare (1.45%) based upon the proposed salaries and wages.

Viera East

Community Development District

Recreational Operating Budget

Health Insurance

Full time District Employee's are eligible for the following health benefits.

Provider	Policy Number	Insurance Description
United Healthcare	591637	Accidental Death, Dental, Vision, Life, and Long Term Disability
Health First	114619	Health
Colonial Life	E3682663	Life, Accident, Short Term Disability
Combined	007394312	Accident and Disability

Workers Compensation

The District provides Workers Compensation Insurance for each of its employee's based upon statutory requirements and rates determined by Paychex.

Unemployment

The District pays State and Federal unemployment for each employee based upon current rate structures.

Drug Testing

Estimated costs for drug testing upon hiring. When personnel are hired at the District, they must complete a drug test. The cost is \$38 per screening.

Consulting Fees

The District is contracted with Thomas Trammell to give consulting advise on the golf course. Mr. Trammell goes to the District once a month to give the staff a detailed report on the golf course and suggests ways to improve it.

Vendor	Monthly Amount	Annual Amount
Thomas Trammell	\$ 500	\$ 6,000

Telephone / Cell Phone

Estimated costs for internet and phone services for maintenance staff.

Vendor	Monthly Amount	Annual Amount
Windstream Communications	\$ 282	\$ 3,390
Brighthouse Networks	\$ 50	\$ 594
Contingency		\$ 16
Total		\$ 4,000

Utilities / Water

Estimated costs of basic utilities for the maintenance staff:

Vendor	Account	Monthly Amount	Annual Amount
PPL	83490-45156	\$ 1,750	\$ 21,000
City of Cocoa	313093-70192	\$ 350	\$ 4,200
Contingency			\$ 500
Total			\$ 25,700

Viera East

Community Development District

Recreational Operating Budget

Fuel & Oil

Costs related to fuel purchased for maintenance machinery that occur during the fiscal year.

Pest Control

The estimated costs for Ecolab Pest Elimination to provide monthly pest control services.

Vendor	Monthly Amount	Annual Amount
Ecolab Pest Elimination	\$ 118	\$ 1,416
Contingency		\$ 84
Total		\$ 1,500

Irrigation/Drainage

Estimated irrigation and drainage maintenance expenditures that may occur during the fiscal year.

Sand/Topsoil

Cost related to sand and topsoil expenditures that may occur during the fiscal year. The District buys all supplies from Golf Specialties, Inc. Some supplies may include top-dress sand, divot sand, and shell rock for the golf course.

Flowers/Mulch

Estimated cost of flowers and mulch for the golf course and clubhouse.

Chemicals/Fertilizer

Estimated costs of fertilizer, herbicide, insecticide, fungicide and other chemicals needed for the golf course.

Seed/Sod

Cost of seed and sod expenditures for the golf course that may occur during the fiscal year.

Trash Removal

Estimated costs for trash removal services to empty dumpster(s) once a month by Waste Management at the golf course:

Vendor	Monthly Amount	Annual Amount
Waste Management, Inc.	\$ 131	\$ 1,575
Contingency		\$ 425
Total		\$ 2,000

Contingencies

Funding of unanticipated costs.

First Aid

Cost of work gloves, ear plugs, support belts, and other first aid supplies needed during the fiscal year.

Viera East

Community Development District

Recreational Operating Budget

Office Supplies

Any office supplies that may need to be purchased during the fiscal year, i.e., paper, minute books, file folders, labels, paper clips, etc.

Operating Supplies

Represents various operating supplies purchased

Training

Training seminars for golf course maintenance staff.

Janitorial Supplies

Costs of janitorial supplies that may occur during the fiscal year.

Soil & Water Testing

Costs for soil and water testing that may occur during the fiscal year.

Uniforms

The District is in contract with Unifirst to supply uniforms for the Golf Course Maintenance staff. Unifirst comes to the District weekly to deliver clean uniforms to the staff.

Vendor	Monthly Amount	Annual Amount
Unifirst	\$ 839	\$ 10,067
Contingency		\$ 433
Total		\$ 10,500

Golf Course Repair and Upgrade

Costs estimated for the Golf Course to have a bunker renovation, cart path extensions, and other course enhancements.

Equipment Rental

Rental of larger capital items required for Course Maintenance

Equipment Lease

The District currently leases equipment for the golf course with DLL Finance, LLC.

Vendor	Monthly Amount	Annual Amount
DLL Finance LLC	\$ 2,476	\$ 29,711
DLL Finance LLC	\$ 2,738	\$ 32,860
TCF Equipment Finance	\$ 510	\$ 6,124
Advance Equipment Lease	\$ 372	\$ 4,468
Contingency		\$ 27,837
Total		\$ 101,000

Viera East

Community Development District

Recreational Operating Budget

Administrative Expenditures:

Legal Fees

The District's attorney will be providing general legal services to the District that are directly related to operations of the golf course, i.e., reviewing contracts, agreements, resolutions, rule amendments, etc.

Arbitrage

The District will contract with an Independent certified public accounting firm to annually calculate the District's Arbitrage Rebate Liability on Special Assessments Revenue Bonds.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c212(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Trustee Fees

The District issued Special Revenue Assessment Refunding Bonds, Series 2012 bonds that are deposited with a Trustee at U.S Bank.

Annual Audit

The District is required to annually have its financial records audited by an independent Certified Public Accounting Firm.

Golf Course Administrative Services

Cost of Administrative services provided for the CDD.

Description	Annual Amount
Base	\$ 75,000
10% of Maintenance Supervisor	\$ (7,280)
50% of Labor Position	\$ (11,440)
Total	\$ 56,280

Insurance

EGIS Insurance and Risk Advisors provide the District's general liability, property, and crime insurance coverage.

Description	Annual Amount
General Liability	\$ 22,218
Property	\$ 47,283
Crime	\$ 1,122
Contingency	\$ 377
Total	\$ 71,000

Property Taxes

This amount is an estimate of property taxes that will need to be paid throughout this fiscal year.

Viera East
Community Development District
Recreational Operating Budget

Reserves

Renewal & Replacement

The golf course transfers 2% of its monthly revenues to the Capital Reserve Fund to help fund for equipment replacement and other capital expenditures estimated for the fiscal year.

Viera East
Community Development District
Recreation Fund Debt Service - Series 2012
Amortization Schedule

Date	Bond Balance	Interest	Principal	Interest	Fiscal Year Total
05/01/17	4,445,000	3.600%	\$365,000	\$ 98,590.00	
11/01/17	4,080,000			\$ 92,658.75	\$ 556,248.75
05/01/18	4,080,000	3.750%	\$380,000	\$ 92,658.75	
11/01/18	3,700,000			\$ 85,818.75	\$ 558,477.50
05/01/19	3,700,000	4.000%	\$395,000	\$ 85,818.75	
11/01/19	3,305,000			\$ 78,412.50	\$ 559,231.25
05/01/20	3,305,000	4.375%	\$410,000	\$ 78,412.50	
11/01/20	2,895,000			\$ 70,212.50	\$ 558,625.00
05/01/21	2,895,000	4.625%	\$425,000	\$ 70,212.50	
11/01/21	2,470,000			\$ 60,915.63	\$ 556,128.13
05/01/22	2,470,000	5.000%	\$445,000	\$ 60,915.63	
11/01/22	2,025,000			\$ 50,625.00	\$ 556,540.63
05/01/23	2,025,000	5.000%	\$470,000	\$ 50,625.00	
11/01/23	1,555,000			\$ 38,875.00	\$ 559,500.00
05/01/24	1,555,000	5.000%	\$490,000	\$ 38,875.00	
11/01/24	1,065,000			\$ 26,625.00	\$ 555,500.00
05/01/25	1,065,000	5.000%	\$520,000	\$ 26,625.00	
11/01/25	545,000			\$ 13,625.00	\$ 560,250.00
05/01/26	545,000	5.000%	\$545,000	\$ 13,625.00	\$ 558,625.00
			\$4,445,000	\$ 1,134,126.26	\$ 5,579,126.26